

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** February 13, 2009

**TO:** Nicole Steele, Project Manager  
Land Use Review

**FROM:** Sarah Milin, Senior Planner *Sarah*  
Community Planning

**SUBJECT: ZMAP 2008-0014, Village of Waxpool S2 Ph 1 2<sup>nd</sup> Referral**

**BACKGROUND**

Waxpool Village, L.C. is seeking approval of a Zoning Map Amendment (ZMAP) to rezone 2.2 acres from R-1 (Single Family Residential at 1 du/acre) to R-2 (Single Family Residential at 2 du/acre) in order to develop four single family detached (SFD) dwelling units on the subject site at an overall density of 1.8 dwelling units per acre. The site (shown in yellow in Figure 1) is located on Waxpool Road just east of Iannis Spring Drive in the Village of Waxpool. Access is provided by a private road (Virginia Oak Court) from Iannis Springs Drive. The site is within the Ashburn Community of the Suburban Policy Area and planned for residential uses at a density up to 4 dwelling units per acre (Revised General Plan, Chapter 7, Planned Land Use Map).

The Village of Waxpool is being developed as a by-right R-1 cluster subdivision with a total of 193 residential dwellings at an overall density of 1 dwelling unit per acre. The preliminary plats and construction plans and profiles that were approved for the Village of Waxpool depict four residential lots on the subject site. However, these lots cannot receive record plat approval under the R-1 zoning district regulations due to insufficient open space

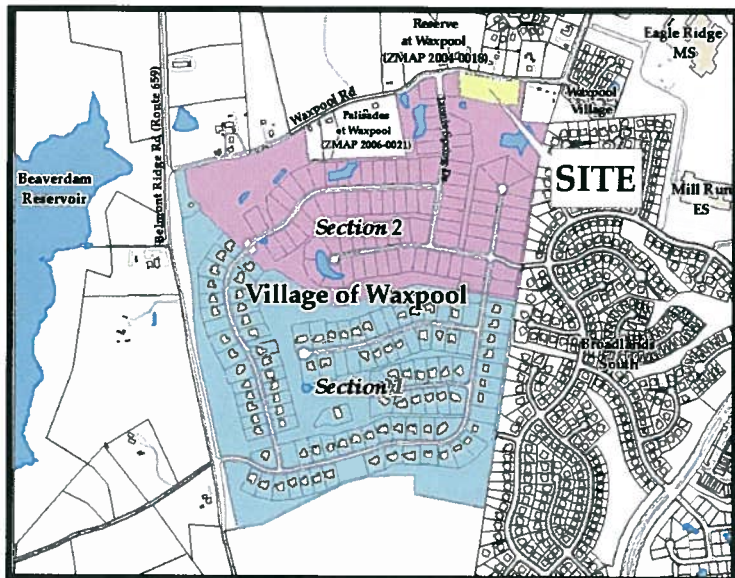


Figure 1. Vicinity Map

resulting from the Applicant dedicating, at the County's request, approximately 3 acres of right-of-way for the expansion of Belmont Ridge Road. Rezoning the site to the R-2 zoning district would enable the Applicant to develop the Village of Waxpool with the total number of lots that were originally approved under the by-right preliminary subdivision plan and construction plans and profiles.

The Applicant has responded to Community Planning's first referral dated October 30, 2008. In the first referral, staff found that the proposed rezoning was consistent with the density and land use envisioned by the Revised General Plan for planned residential areas. Staff also acknowledged that strict adherence to Plan policies may not be practical or feasible for this application given its unique situation, i.e., that the site is part of an existing subdivision that has been developed in accordance with the provisions of the Revised 1993 Loudoun County Zoning Ordinance and this rezoning has come about due to an oversight during the administrative review process. In the first referral, staff provided comments regarding public/civic uses, open space, pedestrian and bicycle facilities, capital facilities contributions, and unmet housing needs. Staff also encouraged the use of energy efficient and sustainable design and construction principles.

## **RESOLVED ISSUES**

Staff has reviewed the Applicant's response letter, revised plats, and draft proffer statement and considers the following issues resolved:

- *Availability of Public/Civic Uses* – In the first referral, staff stated that the Plan envisions all residential neighborhoods to provide 10% of their total acreage for public/civic uses (Revised General Plan, Chapter 6, Residential Neighborhoods Policy 2). The Plan also recognizes that the land use mix may not be achievable for properties comprising less than 50 acres due to its small size. In such cases, the project may vary from the mix specified in the Plan by showing that an alternative is more appropriate to the specific site. This can be accomplished by providing the County with a survey of land uses within a 1,500-foot radius of the site (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 8). Staff requested more detailed information regarding what specific uses are available to serve the proposed lots. The Applicant's response indicates that the following public and civic uses are available in close proximity to the site: Eagle Ridge Middle School, Hillside Elementary School, Mill Run Elementary School, Edgar Tillet Park and Brambleton Regional Park. Given that this rezoning request pertains to only four lots, staff finds that these surrounding uses are adequate to serve the future public and civic needs of these future residents.
- *Waxpool Road Trail* – Staff in the first referral recommended that a 10-foot wide, paved shared use trail be developed along the site's frontage with Waxpool Road rather than the 6-foot wide sidewalk shown on the rezoning application,

consistent with Plan policies for such roadways (*Bike/Ped Plan, Chapter 4, Table 4-1 and Shared Use Pathways text*). According to the response letter, the Applicant has already received construction plan approval and constructed the 6-foot trail shown on the plats. Given that this trail has already been constructed and would result in inconsistent widths if only the portion that runs along the subject site is widened to meet Plan policies, staff considers this issue resolved. Staff notes that the Reserve at Waxpool (ZMAP 2004-0018) proffered a 10-foot wide trail along the north side of Waxpool Road.

- *Sidewalk along Virginia Oak Court* – In the first referral, staff requested information regarding the orientation of the proposed residences. Staff recommended that if the houses are oriented towards Virginia Oak Court, then a sidewalk should be provided along the north side of this roadway, in compliance with Plan policies which call for sidewalks to be provided on neighborhood roads that are at least 5 feet wide (*Bike/Ped Plan, Chapter 4, Walkway and Sidewalk Policy 2a*). According to the response letter, the four dwellings will face Virginia Oak Court. However, the revised CDP does not depict a pedestrian facility along this roadway. Given that only the major roadways within the Village of Waxpool are equipped with pedestrian facilities, providing a sidewalk along Virginia Oak Court could result in a design that is inconsistent with the rest of the subdivision. Furthermore, such a facility is not needed for pedestrian safety reasons as it will only serve the four dwellings proposed in this application and does not connect to an off-site trail. For these reasons, staff considers this issue resolved.
- *Capital Facilities Impacts* – In the first referral, staff calculated the anticipated net capital facilities contribution for this project to be \$93,638 (based on capital intensity factors of \$46,819 per single family detached house for the two proposed dwellings above the base density). Staff also noted that the Board of Supervisors in 2005 adopted a policy that allows an Applicant to credit the cost of proposed transportation improvements that exceed impacts and apply it to the anticipated capital facilities contribution. Staff stated that it may be appropriate to credit the right-of-way dedication of the Belmont Ridge Road towards the capital facilities contribution and requested information regarding its estimated cost. According to the response letter, the dedication occurred in 2004 at which time the land was assessed at a value of \$70,312.50 per acre, equivalent to \$221,484.38 for the entire 3.15 acre dedication. The value of the land dedication for the Belmont Ridge Road regional road improvements exceeds the anticipated capital facilities contribution and therefore no additional capital facilities contribution is recommended.

Staff requests that the Applicant further consider the following comments. This referral is intended to be supplementary to Community Planning's 1<sup>st</sup> referral.

## OUTSTANDING ISSUES

### 1. Open Space

Plan policies state that all residential neighborhoods should set aside 30% of their total acreage for public parks and open space (*Revised General Plan, Chapter 6, Residential Neighborhoods Policy 2*). In the first referral, staff acknowledged that the Village of Waxpool has been developed as a permitted, R-1 cluster subdivision in accordance with the provisions of the Zoning Ordinance that may or may not comply with the Plan's guidance regarding the land use mix. Staff requested information regarding the amount of open space currently provided within the Village of Waxpool. Staff also raised concerns that the proposed rezoning would result in an overall reduction of open space<sup>1</sup> as well as an increase in the amount of impervious area in an environmentally-sensitive area of the County. The Village of Waxpool is located at the headwaters of a tributary to the Beaverdam Reservoir in a location where the provision



Figure 1. Stream stabilization within the Village of Waxpool, Section 1

of open space would be beneficial for reducing the extent of impervious cover in the watershed and the associated pollutant load. For these reasons, staff recommended that it may be appropriate to compensate for the loss of open space by providing enhancements (such as additional plantings) within the existing open space areas currently located within the Village of Waxpool or by purchasing an equivalent amount of open space elsewhere within the Lower Goose Creek watershed.

According to the Applicant's response, the Village of Waxpool includes 68 acres of permanent open space (35% of the total 194-acre subdivision), in excess of Plan policies. Furthermore, "the dedication of 3.15 acres for the Belmont Ridge Road right-of-way served regional road purposes and should be considered as the

compensation for the open space for these four proposed lots". The developer of the Village of Waxpool also did extensive riparian buffer plantings in the open space for Section 1 of the project pursuant to CPAP-2006-0003 which was part of a restoration

<sup>1</sup> An acre of open space would be required under the R-1 cluster requirements to accompany the two lots needed to achieve the original by-right density proposed prior to the right-of-way dedication.



plan that was designed "to stabilize the existing stream system, restore the riparian corridor and encourage colonization from native species". A total of 251 trees comprising seven different species were planted within Section 1. Staff commends the Applicant on preparing a stream restoration and riparian planting plan for two tributaries to the Beaverdam Reservoir. However, while the stream restoration remains intact, a site visit on February 5, 2009 indicates that the majority of the riparian plantings were not successfully established (Figure 1).

***To offset the loss of open space consistent with the by-right R-1 cluster requirement, staff encourages the Applicant to commit to reforesting the riparian buffer with plant species that will be viable in the long term. This could be accomplished by committing to preparing a riparian planting plan for review and approval by the County Urban Forester to be implemented prior to issuance of the final occupancy permit for the subject property. The referenced commitment should specify that 3-gallon, native deciduous trees, including a minimum of three different species, will be planted on a 20-foot by 20-foot grid within the first 50-feet of the streambanks of the tributaries included in the planting plan submitted with CPAP-2006-0003. The referenced riparian plantings will complement the stream restoration already performed by providing shade and organic material that will improve the health and productivity of the stream.***

## **2. Unmet Housing Needs**

On September 18, 2007, the Board of Supervisors adopted revised housing policies with particular attention to unmet housing needs of households earning up to 100% of the Washington Metropolitan Area Median Income (AMI, \$99,000 effective February 13, 2008), that being the area of greatest need in the County (Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Guiding Principles Policy 2, p. 2-12). Policies also recognize that the largest segment of unmet need is housing for incomes below 30% AMI (Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Guiding Principles Policy 14, p. 2-12). To help meet these needs, developers of residential and mixed-use projects should include funding commitments and proffers to fulfill unmet housing needs in their development proposals (Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Funding Policy 1, p. 2-12).

In the first referral, staff recommended that the Applicant provide a commitment that addresses the full spectrum of unmet housing needs up to 100 percent of the AMI. According to the response letter, "the Village of Waxpool community is a by-right subdivision. The proposed rezoning corrects a problem created by the Applicant not obtaining density credit at the time the Belmont Ridge Road right-of-way dedication was provided. Given these circumstances, the proposed rezoning should not be responsible for addressing unmet housing needs per the Revised General Plan policies. However, the Applicant is willing to make a contribution towards this effort and

has included in the draft proffers submitted with this letter a commitment to contribute \$250 per unit for the two dwelling units above the by-right zoning, for a total contribution of \$500." The draft proffer statement (Proffer 5) provides the following commitment: "Prior to or concurrent with the issuance of the first zoning permit for a residential unit, the Applicant shall provide a one-time cash contribution in the amount of \$500 to be used for unmet housing needs in Loudoun County. This contribution shall escalate on an annual basis beginning January 1, 2010, and change effective each January 1 thereafter, based on the CPI."

Staff appreciates the Applicant's willingness to assist the County in meeting unmet housing needs. Staff notes, however, that recently-approved applications proposing residential uses have provided a greater per capita contribution. Specifically, these applications have provided a \$500 cash contribution for each dwelling units constructed within the project, rather than just those above the base density. This application, in comparison, provides a \$250 contribution for the two units above the by-right zoning.

***Staff encourages the Applicant to provide a more substantial commitment that addresses the full spectrum of unmet housing needs up to 100 percent of the AMI. Staff also recommends that the commitment be revised to specify that the cash contribution will be used for the purpose of assisting qualified applicants with a household income of between 0 and 100% of Loudoun County's Median Household Income purchase homes in Loudoun County.***

## **RECOMMENDATIONS**

The proposed residential development conforms to the land use and density planned for this area and is supportable. Staff recommends that additional consideration be given to the reforestation of the riparian buffer and unmet housing needs commitments.

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Community Planning Program Manager – via e-mail

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**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** October 30, 2008

**TO:** Nicole Steele, Project Manager  
Land Use Review

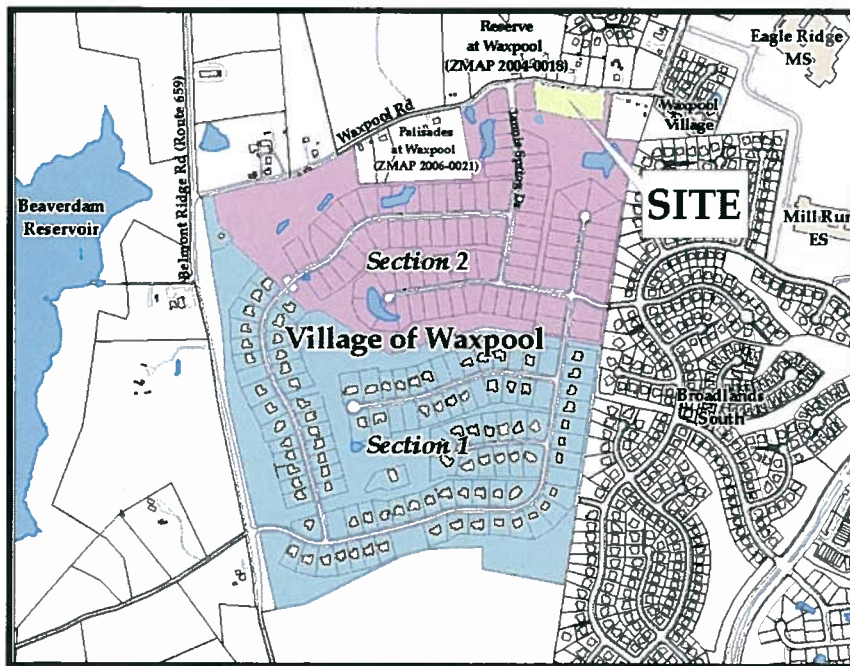
**FROM:** Sarah Milin, Planner *Sarah*  
Community Planning

**SUBJECT: ZMAP 2008-0014, Village of Waxpool S2 Ph 1**

**BACKGROUND**

Waxpool Village, L.C. is requesting to rezone a 2.2 acre section of the Village of Waxpool from R-1 (Single Family Residential at 1 du/acre) to R-2 (Single Family Residential at 2 du/acre) in order to develop four single family detached (SFD) dwelling units at an overall density of 1.8 dwelling units per acre. The Village of Waxpool is in the process of being developed with 193 dwellings as an R-1 cluster subdivision. The 2.2 acres that are the subject of this application are located within Section 2 of the

property, which contains 88 lots and is currently under construction. Section 1, in comparison, contains 105 lots and is built out.



Vicinity Map

The Village of Waxpool is located on the east side of Belmont Ridge Road, just south of Waxpool Road. The four lots that are the subject of this application front on Waxpool Road, but will be accessed via a private road (Virginia Oak Court) onto Iannis Spring Drive. Another lot (Lot 84) lies directly west of the subject property. The property is located within

an area of the County that has been predominantly developed with residential uses. Other communities surrounding the site include the approved Reserve at Waxpool (ZMAP 2004-0018) directly to the north, Waxpool Village to the east, and Broadlands South to the southeast. The Palisades at Waxpool (ZMAP 2006-0021), an active rezoning application, is just southwest of the site. Large-lot single family detached residences are north and west of the property.

According to the Statement of Justification, this rezoning application is necessary for the project to develop per the approved preliminary plats and construction plans and profiles. Although 88 lots were approved for Section 2 on the preliminary plat, two of the lots (Lots 87 and 88) cannot receive record plat approval due to an insufficient amount of open space. The Applicant states that "the primary factor leading to this circumstance is that the Applicant willingly agreed to provide 3.3 acres of additional right-of-way dedication on Belmont Ridge Road when requested by the County during the early stages of the development of the Village of Waxpool, not realizing at the time that they would need to request density credit for the additional right-of-way dedication in order to achieve the 193 lots approved on the preliminary plats". Rezoning these four lots (Lots 85 – 88) to the R-2 zoning district would enable the Applicant to develop the 193 lots that received preliminary plat and construction plans and profiles approval.

A review of County GIS records indicates that the following elements of the County's Green Infrastructure are present on the subject property: a small area of forest cover and trees along Waxpool Road, diabase soils, a natural drain, and hydric soils. The County's Predictive Wetlands Model also indicates that wetlands may be present. No floodplains or steep slopes are present. However, a site visit on September 30, 2008 revealed that the subject property has already been cleared and graded pursuant to the approved construction plans and profiles. As such, further impacts to the Green Infrastructure are not anticipated.



View of the subject property along Waxpool Road looking east



## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The subject property is governed by the policies of the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Revised Countywide Transportation Plan (Revised CTP). The property is located within the Ashburn Community of the Suburban Policy Area and is planned for Residential uses (Revised General Plan, Chapter 7, Planned Land Use Map).

## **ANALYSIS**

### **1. Land Use**

New residential neighborhoods in the Suburban Policy Area are permitted to develop at densities of up to 4.0 dwelling units per acre, depending on the availability of adequate roads, utilities, and the provision of a full complement of public services and facilities (Revised General Plan, Chapter 6, Residential Neighborhoods Policy 1). The application proposes to develop 4 single family detached (SFD) dwellings on 2.2 acres of land, equivalent to a density of 1.8 du/acre. The proposed use and density is consistent with the property's land use designation.

Given that the site is located within a developed area of the County, consideration should also be given to how the proposed use functions on the site relative to the established development pattern, rather than simply based on the use itself. The Plan states that the County should consider several criteria when evaluating infill development, including the residential density and use intensity; the ability of the parcel to provide a compatible site design with or without buffering; the amount of open space and impervious surface; and the development pattern and scale (Revised General Plan, Chapter 6, Infill, Redevelopment, and Revitalization Development Policy 1). In this case, the proposal is consistent and compatible with surrounding developments, including the remainder of the Village of Waxpool (1 du/acre), the Reserve at Waxpool (3.7 du/acre), Waxpool Village (3.5 du/acre) and Broadlands South (2.74 du/acre).

***Staff finds the proposed residential use of the subject property is consistent with the density and land use called for by the Revised General Plan. The proposal is also compatible with the surrounding area and uses.***

### **2. Land Use Mix**

The Revised General Plan anticipates that public/civic uses and public parks & open spaces will be included in all residential neighborhoods. Such spaces play an important role in residential neighborhoods by providing a place for residents to meet and hold events and contributing to the community's identity and aesthetics (Revised General Plan, Chapter 6, Open Space text and Chapter 11, Residential Neighborhood Design Guidelines). Towards this end, Plan policies state that at least 10% of the gross acreage of a residential community should contain public/civic uses and at least 30%

should be set aside as public parks and/or open space (Revised General Plan, Chapter 6, Residential Neighborhoods Policy 2).

To meet Plan policies, the proposed application should provide 0.66 acres of open space (30% of the total 2.2. acres) and 0.22 acres of public/civic spaces (10% of the total acreage). The Plan recognizes that the land use mix may not be achievable for properties comprising less than 50 acres due to its small size. In such cases, the project may vary from the mix specified in the Plan by showing that an alternative is more appropriate to the specific site. This can be accomplished by providing the County with a survey of land uses within a 1,500-foot radius of the site (Revised General Plan, Chapter 6, Land Use Pattern and Design Policy 8).

Staff recognizes that the Village of Waxpool has been developed as a permitted, R-1 cluster subdivision in accordance with the provisions of the Zoning Ordinance. As such, it may or may not comply with the Plan's guidance regarding the land use mix. Staff also recognizes that the proposed rezoning pertains to only four of the 193 total lots being developed within the subdivision and is needed primarily because of the Applicant's willingness to provide right-of-way dedication for Belmont Ridge Road. Given these circumstances, strict adherence to the land use mix policies of the Plan could place an undue burden on these four lots. However, the availability of community amenities such as public/civic space and open space are important considerations for any residential rezoning regardless of its size and more detailed information should be provided.

In particular, staff is concerned that the proposed rezoning will result in an overall reduction of open space and an increase in the amount of impervious area within the Village of Waxpool subdivision given that 3.3 acres that were originally intended to remain open will be developed to expand Belmont Ridge Road (Route 659). The site is located in the Lower Goose Creek watershed and is approximately 1/2-mile upstream from the Beaverdam Reservoir. It is also located within 5 miles of the Goose Creek Reservoir and is within the Goose Creek Reservoir Protection Area as defined by the County's Facilities Standards Manual (FSM). It may be appropriate to compensate for this loss of open space by providing enhancements (such as additional plantings) within the existing open space areas currently located within the Village of Waxpool or by purchasing an equivalent amount of open space elsewhere within the Lower Goose Creek watershed.

***Staff requests information regarding the amount of open space currently provided within the Village of Waxpool as well as the availability of off-site public/civic uses to serve the proposed lots. Staff also recommends that the Applicant consider providing enhancements to existing open areas or additional open space in order to compensate for the loss of open space.***

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### **3. Pedestrian & Bicycle Facilities**

The Revised General Plan envisions that suburban communities within the County will foster a pedestrian-friendly environment and lessen reliance on the automobile (*Revised General Plan, Chapter 11, Suburban Community Design Guidelines text*). The subject site fronts on two roadways: Waxpool Road to the north and Virginia Oak Court (a Category C roadway) to the south. Access to these lots will be provided via Virginia Oak Court. The Rezoning Plat (Sheet 3) indicates that a 6-foot wide sidewalk is proposed along Waxpool Road and no pedestrian facility is planned along Virginia Oak Court.

It is not clear how the proposed residences will be oriented. If the houses are to be oriented towards Waxpool Road, then Virginia Oak Court will likely function as a type of alleyway and placing sidewalk(s) along this roadway may not be necessary. However, if the houses are to be oriented to Virginia Oak Court, then sidewalks should, at a minimum, be provided along the north side of this roadway, in compliance with Plan policies which call for sidewalks to be provided on both neighborhoods roads that are at least 5 feet wide and include vegetated buffers that are at least 2 feet wide (*Bike/Ped Plan, Chapter 4, Walkway and Sidewalk Policy 2a*).

In either case, however, pedestrian and bicycle facilities along Waxpool Road are critical. The Bike/Ped Plan identifies Waxpool Road (Route 625) as a baseline connecting roadway and calls for the County to "exercise every opportunity to improve bicycle and pedestrian connections [along these roadways] by integrating appropriate accommodations into roadway improvement projects as they arise in the transportation or land development process" (*Bike/Ped Plan, Chapter 5, Baseline Connecting Roadways Policy 1 and East Loudoun County Proposed Bicycle and Pedestrian Network Map*). The Revised Countywide Transportation Plan (Revised CTP) also states that Waxpool Road is a priority bicycle route (*Revised CTP, Chapter 2, Pedestrian and Bicycle Facilities Policy 11*). As such, Plan policies envision that a 10-foot wide, paved shared use path will be provided along the south side of Waxpool Road, adjacent to the subject property (*Bike/Ped Plan, Chapter 4, Table 4-1 and Shared Use Pathways text*).

The proposed 6-foot wide sidewalk shown on the rezoning plat is not consistent with the Plan's vision for bicycle and pedestrian accommodations along Waxpool Road. This trail should, if feasible, be widened to 10 feet in order to be consistent with Plan policies and other projects approved along the roadway. For example, the Reserve at Waxpool (ZMAP 2004-0018) committed to constructing a 10 foot wide asphalt multi-purpose trail along their Waxpool Road frontage, immediately north of the subject site.

***Staff recommends that a 10-foot wide, paved shared use path be provided along Waxpool Road, consistent with Plan policies. Staff also recommends information***

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***regarding the orientation of the proposed dwellings and what type of material (i.e., concrete or asphalt) will be used for the proposed Waxpool Road sidewalk.***

#### **4. Capital Facilities**

Under the Revised General Plan, all residential rezoning requests will be evaluated in accordance with the Capital Facility policies of the Plan (Revised General Plan, Chapter 3, Proffer Policy 3). The Revised General Plan calls for capital facilities contributions valued at 100 percent of capital facility costs per dwelling unit at densities above the specified base density (Revised General Plan, Chapter 11, Proffer Guidelines). The base density is defined as 1.0 dwelling unit per acre or a base density equivalent to the density requirements contained in the existing zoning district regulations applicable to the property and in effect at the time of application, whichever is lower (Revised General Plan, Chapter 11, Proffer Guidelines).

Capital facility impacts have been calculated for the proposed development including the costs associated with the provision of safety, government, recreation, and education services, etc. The total projected capital facilities impact of the proposed development is \$187,276 (see Attachment 1). The County assumes responsibility for the capital facilities impacts up to the base density of 1 dwelling unit per acre for land zoned R-1. The net capital facilities contribution anticipated from the developer would be \$93,638. On February 15, 2005, the Board of Supervisors adopted a policy that allows an Applicant to credit the cost of proposed transportation improvements that exceed impacts and apply it to the anticipated capital facilities contribution. It may be appropriate to credit the right-of-way dedication of Belmont Ridge Road towards the capital facilities contribution.

***Staff recommends that the impacts on capital facilities of the proposed residential development be mitigated. Staff also requests information regarding the estimated cost of the Belmont Ridge Road right-of-way dedication.***

#### **5. Unmet Housing Needs**

On September 18, 2007, the Board of Supervisors adopted revised housing policies with particular attention to unmet housing needs of households earning up to 100% of the Washington Metropolitan Area Median Income (AMI, \$99,000 effective February 13, 2008), that being the area of greatest need in the County (Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Guiding Principles Policy 2, p. 2-12). Policies also recognize that the largest segment of unmet need is housing for incomes below 30% AMI (Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Guiding Principles Policy 14, p. 2-12). To help meet these needs, developers of residential and mixed-use projects should include funding commitments and proffers to fulfill unmet housing needs in their



development proposals (*Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Funding Policy 1, p. 2-12*).

***Staff recommends that the Applicant provide a commitment that addresses the full spectrum of unmet housing needs up to 100 percent of the AMI.***

#### **6. Energy Efficient Design**

The County encourages development that utilizes energy efficient design and construction principles, promotes high performance and sustainable buildings, and minimizes construction waste and other negative impacts (*Revised General Plan, as amended by CPAM 2007-0001, Countywide Housing Policies, Guiding Principle 12, pg. 4*).

***Staff encourages the Applicant to incorporate energy efficient and sustainable design and construction principles into the development of the project.***

#### **RECOMMENDATIONS**

The proposed residential development conforms to the land use and density planned for this area. However, staff requests information regarding the availability of public/civic uses and public parks & open space and the orientation of the proposed dwellings. Staff also recommends that a 10-foot wide, paved shared use path be provided along Waxpool Road; that the proposed development's capital facilities impacts be mitigated; and a commitment that addresses the full spectrum of unmet housing needs up to 100 percent of the AMI. Staff also encourages the use of energy efficient and sustainable design and construction principles. Staff would be happy to meet with the applicant to discuss any comments or questions.

#### **Attachments**

Attachment 1: Capital Facilities Impact Analysis

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Division Manager – via e-mail

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**Attachment 1- Capital Facilities Impact Analysis**  
**ZMAP 2008-0014, Village of Waxpool S2 Ph 1**

**TOTAL PROJECTED CAPITAL FACILITIES IMPACT**

The total capital facilities impact of the proposed development is calculated using the approved capital intensity factors for the proposed unit mix, as follows:

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Capital Intensity Factors</i>	<i>Projected Capital Facilities Impact</i>
Single-Family Detached (SFD)	4	\$46,819	\$187,276
<b>TOTAL</b>	<b>4</b>		<b>\$187,276</b>

**4 Total Units      \$187,276      Total Projected Capital Facilities Impact**

**ANTICIPATED CAPITAL FACILITIES CONTRIBUTION**

The anticipated capital facilities contribution of the proposed development takes into account affordable dwelling units (ADUs) and the number of units permitted by the base density. According to a resolution passed by the Board of Supervisors on February 15, 2005, the base density and base unit type of a type of property should be calculated using the current zoning of the property. Revised Capital Intensity Factors (CIFs) were adopted by the Board of Supervisors on July 25, 2006.

**1. Number of Market Rate Units Subject to Capital Facilities Proffer Guidelines**

<i>Housing Type</i>	<i>Total Number of Units</i>	<i>Number of Proposed ADUs</i>	<i>Number of Market Rate Units</i>
Single-Family Detached (SFD)	4	0	4
<b>TOTAL</b>	<b>4</b>	<b>0</b>	<b>4</b>

**2. Capital Facilities Calculations for Market Rate Units**

<i>Housing Type</i>	<i>Total Number of Market Rate Units</i>	<i>Capital Intensity Factors</i>	<i>Capital Facilities Calculations for Market Rate Units</i>
Single-Family Detached (SFD)	4	\$46,819	\$187,276
<b>TOTAL</b>	<b>4</b>		<b>\$187,276</b>

**3. Capital Facility Credit for Base Density Units assuming Single Family Detached Dwellings**

<i>Zoning District</i>	<i>Acres</i>	<i>Density Permitted By-right (du/acre)</i>	<i>Base Density Units</i>	<i>Capital Intensity Factor</i>	<i>Capital Facility Credit for Base Density Units</i>
R-1	2.20	1	2	\$46,819	\$93,638
<b>TOTAL</b>			<b>2</b>		<b>\$93,638</b>

**4. Anticipated Capital Facilities Contribution**

$$\$187,276 - \$93,638 = \$93,638$$


**\$93,638 Anticipated Capital Facilities Contribution**

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**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

**DATE:** February 3, 2009

**TO:** Nicole Steele, Project Manager

**FROM:** Brian Fish, Planner, Zoning Administration 

**CC:** Mark Stultz, Deputy Zoning Administrator

**CASE NUMBER AND NAME:** ZMAP-2008-0014, Village of Waxpool S2 Ph1  
(Second Submission)

**TAX MAP/ PARCEL  
NUMBER (MCPD):** /78////////31/ (156-28-7850)

Zoning Administration Staff has reviewed the second submission of the above referenced application and finds that all Zoning comments from the previous submission have been satisfactorily addressed. There are no further Zoning comments.

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**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**ZONING ADMINISTRATION REFERRAL**

**DATE:** November 5, 2008  
**TO:** Nicole Steele, Project Manager, Planning  
**FROM:** Brian Fish, Planner, Zoning Administration  
**THROUGH:** Mark Stultz, Deputy Zoning Administrator  
**CASE NUMBER AND NAME:** ZMAP-2008-0014 Village of Waxpool S2 Ph1  
**TAX MAP / PARCEL NUMBER:** /78////////31/ 156-28-7850

**I. APPLICATION SUMMARY**

The application seeks approval to rezone the subject property, totaling 2.2 acres, from the R-1 (Single Family Residential) zoning district to the R-2 (Single Family Residential) zoning district to permit the subdivision of the property into four lots and the subsequent construction of four single family detached dwelling units. The following materials were reviewed for the purpose of this referral:

- A. Memorandum and Information Sheet, dated September 3, 2008
- B. Zoning Map Amendment Statement of Justification, dated July 30, 2008
- D. Zoning Map Amendment Plats, dated July 30, 2008

**II. ZONING MAP AMENDMENT APPLICATION ISSUES:**

A. Conformance with the Revised 1993 Loudoun County Zoning Ordinance

1. **Section 3-204(C), Yards.** Illustrate the required yards on the plat.
2. **Section 3-208(A), Lot Coverage.** Include this requirement on the plans.
3. **Section 3-208(B), Building Height.** Include this requirement on the plans.
4. **Section 5-1100, Off-Street Parking and Loading Requirements.** Revise the parking tabulation on Sheet 8. Per §5-1102, parking shall be provided at the rate of 3.0 parking spaces per dwelling unit. Please state only what is required, not what shall be provided.

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B. Plat Comments

1. Revise General Note #3 on Sheet 1 to clarify that the subject property is currently zoned R-1 under the Revised 1993 Loudoun County Zoning Ordinance.
1. Revise Sheets 2 and 3 to correctly label the subject property as PIN 156-28-7850.

C. Proffer Comments

1. The Applicant has not provided any proffers to date. If the Applicant wishes to submit proffers for consideration, they are required to be submitted as part of the Applicant's response to the first written review of the issues (§6-1209(A)(1)), and no later than 45 calendar days prior to the scheduled public hearing before the Board of Supervisors (§6-1209(A)(2)).
2. If proffers are submitted, Staff recommends that, for the purpose of future interpretation, administration and enforcement, each proffer should be written to specifically and clearly communicate: 1) the intent of the proffer; 2) who is responsible for fulfilling the proffer; 3) what is being proffered; 4) where the proffer applies; and 5) when the proffer is to be initiated and completed.

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**REFERRAL MEMORANDUM**



**DATE:** January 8, 2009

**TO:** Nicole Steele, Project Manager

**THROUGH:** Michael Seigfried, Assistant Director *MS*

**FROM:** Michael Baggett, Planner, B&D Planning Division *MB*

**CASE NUMBER AND NAME:** ZMAP-2008-0014 Village of Waxpool, Section 2, Phase 1

**LCTM (MCPI):** Tax Map /78/////////31/ MCPI (156-28-7850)

**PLAN SUBMISSION NUMBER:** 2<sup>nd</sup> Submission

---

The proposal is to rezone approximately 2.2042 acres from R-1 to R-2. The property is a residual remnant from the residential development of the Village of Waxpool under the existing R-1 zoning (Cluster Development) administered by the Revised 1993 Zoning Ordinance. The applicant proposes to subdivide the property into 4 single family lots using the R-2 Suburban Design Option.

A staff review of the Concept Development Plan (CDP) as revised through 12/1/2008 finds that all previous referral comments identified in our 1<sup>st</sup> review memorandum dated 10/28/2008 have been addressed by the applicant. No additional issues have been noted and staff has no objection to the approval of the application.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me (703) 771-5043 or e-mail [michael.baggett@loudoun.gov](mailto:michael.baggett@loudoun.gov) if you have any questions.

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**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**REFERRAL MEMORANDUM**

**DATE:** October 28, 2008

**TO:** Nicole Steele, Project Manager

**THROUGH:** Michael Seigfried, Assistant Director *MS*

**FROM:** Michael Baggett, Planner, B&D Planning Division *MB*

**CASE NUMBER AND NAME:** ZMAP-2008-0014 Village of Waxpool, Section 2, Phase 1

**LCTM (MCPI):** Tax Map /78////////31/ MCPI (156-28-7850)

**PLAN SUBMISSION NUMBER:** 1<sup>st</sup> Submission

---

The proposal is to rezone approximately 2.2042 acres from R-1 to R-2. The property is a residual remnant from the residential development of the Village of Waxpool under the existing R-1 zoning (Cluster Development) administered by the Revised 1993 Zoning Ordinance. The applicant proposes to subdivide the property into 4 single family lots using the R-2 Suburban Design Option.

A staff review of the Concept Development Plan (CDP) has identified the follow comments that need to be addressed by the applicant:

1. The applicant should revise the title of the CDP to accurately identify the application number of the "ZMAP 2008-0014" as well as the title block of each sheet.
2. Revisit and revise the "Zoning Requirements" shown on sheet # 1 of the CDP to clearly indicate that the applicant is using the "Suburban Design Option" instead of other options permitted in the R-2 zoning district.
3. Revisit and revise the "Zoning Requirements" shown on sheet # 1 of the CDP to insert the zoning requirements defined in Section 3-208(A) and 3-208(B) of the Revised 1993 Zoning Ordinance for Lot Coverage and Building Height.
4. Revisit and revise the Parcel Identification Number (PIN #) for the subject parcel labeled on sheets # 2 & 3 of the CDP. The correct PIN # 156-28-7850 should be used in place of # 471-17-5172 as shown.

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5. Revisit and revise the Parcel Identification Number (PIN #) for the adjoining Lot # 84 labeled on sheets # 2 & 3 of the CDP. The correct PIN # **156-38-4695** should be used in place of # 471-17-5172 as shown.
6. In accordance with Section 3-204(B) of the Revised 1993 Zoning Ordinance, Suburban Design Option lots are required to have a lot width of 100' as measured across the rear of the front yard. The front yard is determined to be the area adjoining the public street frontage as defined in 1245.01(2) of the LSDO. The applicant should revise the "Typical Lot Detail" on sheet # 3 of the CDP to label the front yard from Waxpool Road and not from the private access easement Virginia Oak Court.
7. Revisit and revise sheet # 2 of the CDP (Existing Conditions) to label the existing Public Access Easement, Storm Drain Easement, and Sight Distance Easement that are shown.

Thank you for the opportunity to review and comment on this application. Please feel free to contact me (703) 771-5043 or e-mail [michael.baggett@loudoun.gov](mailto:michael.baggett@loudoun.gov) if you have any questions.

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**DEPARTMENT OF BUILDING AND DEVELOPMENT**

**COUNTY OF LOUDOUN**

**MEMORANDUM**

DATE: November 3, 2008

TO: Nicole Steele, Planning Project Manager

FROM: Laura Edmonds, Environmental Engineer *LKE*

THROUGH: William Marsh, Environmental Review Team Leader *WM* *YE*

CC: Sarah Milin, Community Planner  
Brian Fish, Zoning Planner

**SUBJECT: ZMAP-2008-0014 Village of Waxpool S2Ph1**

The Environmental Review Team (ERT) reviewed the subject application during the October 20, 2008, ERT Meeting. Our comments pertaining to the current application are as follows:

*Regarding open space*

- 1) ERT is concerned about the loss of open space associated with this development. The application proposes four lots zoned R-2 on a 2.2 acre parcel. While the 20,000 square-foot lot size is consistent with the existing R-1 cluster subdivision, no corresponding open space is provided by the proposed application. The parcel is located at the headwaters of a tributary to the Beaverdam Reservoir in a location where the provision of open space would be beneficial for reducing the extent of impervious cover in the watershed and the associated pollutant load. Under the R-1 cluster, an acre of open space would be required to accompany the two lots needed to achieve the original by-right density proposed prior to the dedication of the Route 659 Right-of-Way.

Therefore, staff recommends that an acre of open space be provided within this subwatershed consistent with the by-right cluster requirement. Alternately, a commitment to reforest the riparian corridor within the existing Village of Waxpool open space parcels (MCPI#156-27-2930 and MCPI#156-28-8456) could be provided to improve water quality in an effort to offset the open space that would otherwise have been provided. If this option is pursued, staff recommends a reforestation plan be provided for approximately 15 acres of the riparian corridor, from the existing pond southeast of the property, downstream to an area located within the Minor Floodplain just east of Belmont Ridge Road. The minimum specifications for the reforestation plan would include 100, 3-gallon, native, deciduous trees per acre,

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planted on a 20-foot x 20-foot grid, including a minimum of three different species. The approximate cost for the reforestation would be \$30,000 to \$35,000 and would offset the one-acre of open space that would otherwise be provided in the by-right scenario.

*Regarding the Goose Creek Reservoir Protection Area*

- 2) Staff notes that the property falls within the Goose Creek Reservoir Protection Area and is subject to the water quality standards of Facilities Standards Manual (FSM), Section 5.320.D.7.b.

*Regarding green building*

- 3) Guiding Principle Policy 12 of CPAM-2007-0001 "encourages development that utilizes energy efficient design and construction principles, promotes high performance and sustainable buildings, and minimizes construction waste and other negative environmental impacts." Several green building standards for residential development promote energy conservation and other green building goals, including but not limited to Energy Star, EarthCraft Virginia, LEED for Homes, and standards being formulated by the National Association for Home Builders. Accordingly, staff encourages a green building standard that will achieve quantifiable energy and water use savings among other benefits.

Due to the scope of the comments provided, staff requests an opportunity to comment on the subsequent submission of this application. Please contact me if you need any additional information.





## *Loudoun County Health Department*

P.O. Box 7000  
Leesburg VA 20177-7000




Environmental Health  
Phone: 703 / 777-0234  
Fax: 703 / 771-5023

Community Health  
Phone: 703 / 777-0236  
Fax: 703 / 771-5393

16 October 2008

**MEMORANDUM TO:** Nicole Steele, Project Manager  
Department of Building & Development, **MSC 62**

**FROM:**  Matthew D. Tolley  
Sr. Env. Health Specialist  
Division of Environmental Health, **MSC 68**

**SUBJECT:** **ZMAP 2008-0014; Village of Waxpool, S2, Ph1**  
**LCTM: 78/31 (PIN 156-28-7850)**

The Health Department recommends approval of this application. There are no on-site facilities of concern to this Department. The plat reviewed was prepared by Bowman Consultants and was dated 30 July 2008.

Attachments Yes \_\_\_ No X

If further information or clarification on the above project is required, please contact Matt Tolley at 771-5248.

MDT/JEL/mt  
c:subdygd.ref



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Loudoun County, Virginia  
**Department of Fire, Rescue and Emergency Management**

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Nicole Steele, Project Manager *ms*  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** February 18, 2009  
**Subject:** Village of Waxpool, second referral  
ZMAP 2008- 0014

Thank you for the opportunity to review the applicant's response to fire-rescue's first referral comments dated November 18, 2008. Staff has no further comments regarding this application.

If you have any questions or need additional information, please contact me at 703-777-0333.



C: Project file

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September 9, 2008

Ms. Nicole Steele  
Department of Planning  
1 Harrison Street, S.E.  
P. O. Box 7000  
Leesburg, Virginia 20177-7000

**Re: ZMAP-2008-0014; Village of Waxpool Section 2 Phase 1**

Dear Ms. Steele:

Loudoun Water has reviewed the referenced Zoning Map Amendment Petition and offers no objection to its approval.

Public water and sanitary sewer service would be contingent upon the developer's compliance with the Authority's Statement of Policy; Rates, Rules and Regulations; and Design Standards. Should offsite easements be required to extend public water and/or sanitary sewer to this site, the applicant shall be responsible for acquiring such easements and dedicating them to the Authority at no cost to the County or to the Authority.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Julie Atwell  
Engineering Administrative Specialist

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**County of Loudoun**

**Office of Transportation Services**

**MEMORANDUM**



**DATE:** November 1, 2008

**TO:** Nicole Steele, Project Manager, Department of Planning

**FROM:** Marc Lewis-DeGrace, Transportation Planner

**THROUGH:** Shaheer Assad, Senior Transportation Engineer/Planner

**SUBJECT:** ZMAP 2008-0014 Village at Waxpool Section 2, Phase 1  
(First Referral)

**Background**

The applicant is seeking approval of a zoning map amendment to rezone 2 acres from R-1 to R-2 for 4 single family detached units. This property is located on Waxpool Road just east of Iannis Spring Drive in the Village of Waxpool. The current zoning is R-1 (Single Family Residential). Access to the dwelling units will be provided by a private road that access Iannis Springs Drive.

This rezoning comes about in response to an oversight on the original preliminary plats. Four dwelling units were approved on this site, however due to the applicant's dedication of 3.3 acres of this site for roadway improvements, the site no longer has adequate open space for the dwelling units under existing zoning. The applicant is seeking this rezoning to allow them to construct the original four dwelling units without the open space requirement of the existing zoning.

The Office of Transportation Services (OTS) references for this plan are the CTP, The Loudoun County Facilities Standards Manual (FSM) and The Loudoun County Bicycle and Pedestrian Mobility Master Plan (LCBPMMP). OTS has reviewed the Village at Waxpool Section 1, Phase 2 and we have no comments:

**Transportation Comments**

1. Applicant should provide a sidewalk along Virginia Oak Court in front of the proposed dwelling units. Please depict how this sidewalk will connect existing and proffered sidewalks and trails in the immediate area.

2. The Applicant should provide fair-share contributions toward future traffic signals at (1) Waxpool Road and Truro Parish Drive and (2) Waxpool Road and Belmont Ridge Road.

3. The Applicant should provide a transit contribution of \$575.00 per each dwelling unit proposed on site. This amount is consistent with other recently approved rezoning applications in the surrounding area.

**Conclusion:**

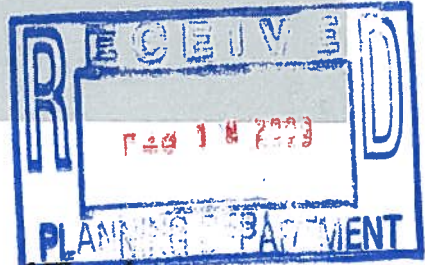
**OTS will offer a recommendation once it has received the applicant's responses to the above comments.**

CC: Andrew Beacher, Assistant Director, OTS



**County of Loudoun**  
**Office of Transportation Services**

**MEMORANDUM**



**DATE:** February 20, 2009

**TO:** Nicole Steele, Project Manager, Department of Planning

**FROM:** Marc Lewis-DeGrace, Transportation Planner

**THROUGH:** Shaheer Assad, Senior Transportation Engineer/Planner

**SUBJECT: ZMAP 2008-0014 Village at Waxpool Section 2, Phase 1 (Second Referral)**

**Background**

The applicant is seeking approval of a zoning map amendment to rezone 2 acres from R-1 to R-2 for 4 single family detached units. This property is located on Waxpool Road just east of Iannis Spring Drive in the Village of Waxpool. The current zoning is R-1 (Single Family Residential). Access to the dwelling units will be provided by a private road that accesses Iannis Springs Drive.

This rezoning comes about in response to an oversight on the original preliminary plats. Four dwelling units were approved on this site, however due to the applicant's dedication of 3.3 acres of this site for roadway improvements, the site no longer has adequate open space for the dwelling units under existing zoning. The applicant is seeking this rezoning to allow them to construct the original four dwelling units without the open space requirement of the existing zoning.

The Office of Transportation Services (OTS) references for this plan are the CTP, The Loudoun County Facilities Standards Manual (FSM) and The Loudoun County Bicycle and Pedestrian Mobility Master Plan (LCBPMMP). OTS has reviewed the Village at Waxpool Section 1, Phase 2 and we have the following comments:

**Transportation Comments**

1. Applicant should provide a sidewalk along Virginia Oak Court in front of the proposed dwelling units. Please depict how this sidewalk will connect existing and proffered sidewalks and trails in the immediate area.

**Applicant's Response:** Virginia Oak is a private street with no through traffic that will function as an alley more than as a street. Additionally, Virginia Oak Court will have so little traffic traveling at low speeds that it will be safe for pedestrians to use Virginia Oak Court. A Trail already has been constructed on these proposed lots along Waxpool Road (CPAP 2006-0076). A trail also has been constructed along Iannis Spring Drive. Constructing a sidewalk on Virginia Oak would increase the impervious surface area without providing any meaningful benefit to the community.

**Issue Status. Resolved.**

2. The Applicant should provide fair-share contributions toward future traffic signals at (1) Waxpool Road and Truro Parish Drive and (2) Waxpool Road and Belmont Ridge Road.

**Applicant's Response:** A transportation consultant was not engaged for this rezoning due to no increase in traffic as a result of this rezoning, and , therefore there is no consultant to determine the fair share contribution. The applicant is willing to provide a fair share contribution, however, based on the calculation for the recent Palisades at Waxpool rezoning application (ZMAP 2006-0021), which is located on Waxpool immediately to the west of the Village at Waxpool. Staff reviewing that application was satisfied with the fair share contribution proposed in that application of \$3,675 for 24 dwelling units. The proposed application for four dwelling units would be willing to provide 1/6 that amount or \$612.50. This contribution is reflected in the draft proffer statement.

**Issue Status. Resolved.**

3. The Applicant should provide a transit contribution of \$575.00 per each dwelling unit proposed on site. This amount is consistent with other recently approved rezoning applications in the surrounding area.

**Applicant's Response:** The draft proffers submitted with this response letter include the recommended transit contribution proffer.

**Issue Status. Resolved.**

**Conclusion:**

**OTS has no objection to the approval of this application.**

CC: Andrew Beacher, Assistant Director, OTS

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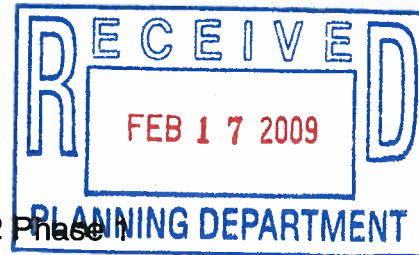
# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.  
COMMISSIONER

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)  
February 11, 2009

Ms. Nicole Steele **MSC#62**  
County of Loudoun  
Department of Planning  
1 Harrison Street, S.E.  
Leesburg, Virginia 20177-7000



Re: ZMAP 2008-0014 Village of Waxpool Section 2 Phase 1  
Loudoun County

Dear Ms. Steele:

I have reviewed the above plan as requested in your submittal dated January 14, 2009, and received on January 22, 2009. The following comments are offered and remain from the previous submittal:

1. A left turn lane should be provided into the site on Waxpool Road, including paving between the site entrance and the paved segment of Waxpool Road to the east.
2. The stormwater management controls should be checked within this subdivision. I was recently in the field and a large amount of silt and sediment was in the runoff from this site. Additional SWM controls may be necessary.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson  
Transportation Engineer

cc: Mr. Imad Salous  
zmap2008-014zm2VillOfWaxpoolSec2Ph1.2-11-09NS

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# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.  
COMMISSIONER

14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)  
October 24, 2008

Ms. Nicole Steele **MSC#62**  
County of Loudoun  
Department of Planning  
1 Harrison Street, S.E.  
Leesburg, Virginia 20177-7000

Re: ZMAP 2007-0014 Village of Waxpool Section 2 Phase 1  
Loudoun County

Dear Ms. Steele:

I have reviewed the above plan as requested in your submittal dated September 3, 2008, and received on September 5, 2008. The following comments are offered:

1. A left turn lane should be provided into the site on Waxpool Road.
2. The stormwater management controls should be checked within this subdivision. I was recently in the field and a large amount of silt and sediment was in the runoff from this site. Additional SWM controls may be necessary.

If you have any questions, please call me at (703)383-2424.

Sincerely,

Kevin Nelson  
Transportation Engineer

cc: Mr. Imad Salous  
zmap2008-014zm1VillOfWaxpoolSec2Ph1.10-24-08NS

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**LOUDOUN COUNTY PUBLIC SCHOOLS**  
**PLANNING AND LEGISLATIVE SERVICES**

21000 Education Court  
Ashburn, Virginia 20148  
Telephone: 571-252-1050  
Facsimile: 571-252-1101



October 27, 2008

Ms. Nicole Steele  
County of Loudoun  
Department of Planning  
1 Harrison Street, SE  
Leesburg, Virginia 20175

Re: ZMAP 2008-0014/Village of Waxpool (Section 2, Phase 1)

Dear Ms. Steele:

School Board staff has reviewed the zoning map amendment application for the Village of Waxpool (Section 2, Phase 1). As the rezoning would result in the same number of lots presently included in the approved preliminary plat and construction plans for the Village of Waxpool, staff offers no comment.

Staff, however, does seek clarification regarding the approved unit mix associated with each phase of the Village of Waxpool community. County records indicate that Section 1 contains 104 single family detached lots (SBRD 2003-0094) and Section 2 contains 88 single family detached lots (SBRD 2005-0023). Confirmation from either County staff or the applicant on the number of lots approved per section would be appreciated.

Please contact me at your earliest convenience should additional information be required.

Sincerely,

Sam Adamo, Director

c: Edgar B. Hatrick, Division Superintendent  
Loudoun County School Board  
(Site Location: Dulles Election District)

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